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From THE NEWS-POST

Frederick, Md., April 25, 197.

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## TRUSTEE'S SALE

VALUABLE FEE-SIMPLE BRICK & FRAME LUXURY TYPE RANCHER DWELLING

> RT. #2, LYNN DRIVE, SUGARLOAF ESTATES FREDERICK COUNTY, MD.

By virture of a Decree of the Circuit Court for Frederick County, in Equity, in case entitled Yorkridge Federal Savings and Loan Association of Baltimore County vs. Thomas William Wilt & Margaret Louise Wilt, his wife, decree for sale of Mortgaged premises, the undersigned Trustee will sell at Public Auction on the premises on

## THURSDAY, APRIL 25, 1974

AT 2:00 P.M.

All that lot or lots of ground described as follows

and lying in Frederick County, State of Maryland:
PARCEL ONE: Part of Lot number One (1), in Block
lettered "K", as shown on a Plat of Subdivision entitled "Lots 1 through 5, Block K, Sugarloaf Estates", as
per plat thereof recorded in Plat Book 5, Plat No. 109,
among the Land Records of Frederick County, Mary-

land, and more particularly described as follows: BEGINNING for the same at a point on the southerly side of Lynn Street 50 feet wide the northwesterly corner of Lot 1, Block K. Sugarloaf Estates, as shown on the Plat filed among the Land Records of Frederick County, Maryland, in Plat Book No. 5, Plat No. 169; thence along East 127.00 feet, thence said Lynn Street S 57127' leaving said Street and along the dividing line between Lots 1 and 2, Block K, S 30°40' W 275.20 feet to the northeasterly side of 200 foot wide electrical transmission line, thence bounding thereon N 57\*24' West 127.00 feet, thence leaving said line and along part of the dividing line between Lot 1, Block K, and Lot 9, Block H, N 30°24'40" E 275.20 feet to the place of beginning, containing 34,924 square feet of land, more or less, according to a description prepared by R. K. Maddox, County Surveyor, dated July 18, 1970. BEING in the 7th Election District of said

County. PARCEL TWO: BEGINNING for the same at the end of 655.33 feet on the second line of a conveyance from the Maryland Title Guarantee Company to Hewitt Construction Company, Inc. for 0.555 of an acre of land and recorded among the Land Records of Frederick County, Maryland, in liber 836, at folio 277, thence with part of said line and to include a part of said land S 57°24' E 127.00 feet to intersect the easterly line of Lot 1, Block K, Sugarloaf Estates, thence with part of said line S 30°24'40" W 13.13 feet to the end of 204.82 feet on the last line of the 0.555 of acre, thence with part of said line N 59039'38" West 18.13 feet to the place of beginning; containing 1,984 square feet of land, more or less, according to a description prepared by R. K. Maddox, Registered Land Surveyor dated April 6, 1971. BEING in the 7th Election District of said County.

Improved by a luxury type Brick and Hardboard Rancher containing 6 rooms (3 bedrooms) 2 baths, 1-car garage

TERMS OF SALE: Cash. A Deposit of \$4,500 will be required of the purchaser at the time and place of sale by the Circuit Court for Frederick County and to bear interest from date of sale to date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to date of sale, and assumed thereafter by the purchaser. Cost of all documentary stamps and County and State transfer charges, if any, to be paid by the purchaser.

ALVIN E. FRIEDMAN, Trustee ALEX COOPER AUCTIONEERS, INC. 345 N. Charles Street Balto., Md., 21201 752-4868 This is to certify that the annexed Advertisement of Trustees' Sale was published in The News & Fost mewspaperSpublished in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 25th day of April 197.

THE NEWS-POST

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